

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information	. 5	Staff Assigned Case No.:	15-DO1	
Project Name: 20th Parcel Map for Spanis	h Springs Associates	s Limited Partnership		
Project Description:				
Project Address: Pyramid Wa	ау			
Project Area (acres or square fe	et): 3.98 Ac.			
Project Location (with point of re	eference to major cross	streets AND area locator):		
Spanish Springs, west of Stat Calle De La Plata	e Route 445, north o	of Eagle Canyon Drive, south and	d east of West	
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:	
portion 532-020-13	3.98 Ac.		,	
Section(s)/Township/Range:	Section 27, T21N, R2	20E		
Indicate any previous Washo Case No.(s). PM05-081, TM		s associated with this applicat	tion:	
Applicant	Information (atta	ach additional sheets if necessary	y)	
Property Owner:		Professional Consultant:		
Name: Spanish Springs Asso	ciates Ltd. Ptsp.	Name: C and M Engineering		
Address: 550 West Plumb La	ne, Suite B, #505	Address: 9498 Double R Boulevard, Suite B		
Reno, NV	Zip: 89509-3686	Reno, NV	Zip: 89521	
Phone: 560-6922	Fax: 336-0432	Phone: 856-3312	Fax: 856-3318	
Email: jesse@hawcopropertie	s.com	Email: gfong@candmengineering.com		
Cell:	Other:	Cell: Other:		
Contact Person: Jesse Haw		Contact Person: George Fong		
Applicant/Developer:		Other Persons to be Contacted:		
Name: same as owner		Name:		
Address:		Address:		
	Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:	
Email:		Email:		
Cell:	Other:	Cell:	Other:	
Contact Person:		Contact Person:		
	For Office	Use Only		
Date Received:	Initial:	Planning Area:		
County Commission District:		Master Plan Designation(s):		
CAB(s):		Regulatory Zoning(s):		

Tentative Parcel Map Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to tentative parcel maps may be found in Article 606, Parcel Maps.

1	What is the	location	(address o	or distance	and direc	ction from	nearest	intersection'	12

West of Pyramid Way, north of Eagle Canyon Drive, south and east of West Calle De La Plata; at termini of Ruddy Way and Rosy Finch Drive.						

a. Please list the following:

ignation Existing Acres
3.98

2. Please describe the existing conditions, structures, and uses located at the site:

property is vacant			

3. What are the proposed lot standards?

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Lot Area	10,560 SF	10,508 SF	10,345 SF	3.25 Ac
Minimum Lot Width	71'	71'	71'	N/A

4.	Was the parcel or lot that is proposed for division created (recorded) within the last 5 years? (If yes, public review of the parcel map will be required. See Community Development staff for additional materials that are required to be submitted.)							
		l Yes			E	No		
5.	Util	lities:						
	a. Sewer Service			Was	hoe Cour	nty		
	b	. Electrical Service/Ge	enerator	NVI	Energy			
	С	. Water Service		Truc	kee Mea	dows	Water Authority	
6.	 Please describe the source of the water facilities necessary to serve the proposed tentative par map: a. Water System Type: 							
		☐ Individual wells						
		☐ Private water	Provide	r.				
		☑ Public water	Provide		Truck	ee Me	eadows Water Au	thority
	b.	Available:						
		☑ Now	□ 1·	-3 year	rs		3-5 years	☐ 5+ years
	C.	Washoe County Cap	ital Improve	ements	s Program	proje	ect?	
		☐ Yes			E	No		
7.	Wh	at sewer services are Sewage System Typ		to acc	ommodat	e the	proposed tentative	parcel map?
		☐ Individual septi	С					
		Public system	Provide	r:	Washo	e Cou	unty	
	b.	Available:						
		✓ Now	□ 1·	-3 year	rs		3-5 years	☐ 5+ years
	C.	Washoe County Cap	ital Improve	ements	s Program	proje	ect?	
		☐ Yes			V	No		
8.	Red Ple	quirements, requires t	he dedicati	on of	water righ	ts to \	Washoe County wh	er and Sewer Resource en creating new parcels. e should dedication be
	a.	Permit #				acr	e-feet per year	
	b.	Certificate #				acr	e-feet per year	
	C.	Surface Claim #				acr	e-feet per year	
	d.	Other, #				acr	e-feet per year	

		Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):						
		sufficie project		re held by Truckee Meadows Water Authority to serve this				
9.	des	cribe the	impact the	rain wetlands? (If yes, please attach a preliminary delineation map and proposal will have on the wetlands. Impacts to the wetlands may require a .S. Army Corps of Engineers.)				
		Yes	☑ No	If yes, include a separate set of attachments and maps.				
10.	yes,	and this	is the seco	slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If nd parcel map dividing this property, Article 424, Hillside Development of the oment Code will apply.)				
		Yes	☑ No	If yes, include a separate set of attachments and maps.				
11.	subj Hyd	ect to a rologic F	avalanches,	geologic hazards such as active faults; hillside or mountainous areas; is it landslides, or flash floods; is it near a water body, stream, Significant defined in Article 418, or riparian area such as the Truckee River, and/or an narge				
		Yes	☑ No	If yes, include a separate set of attachments and maps.				
12.	Cou		elopment Co	el map involve common open space as defined in Article 408 of the Washoe de? (If so, please identify all proposed non-residential uses and all the open				
		Yes	☑ No	If yes, include a separate set of attachments and maps.				
13.			ds are prop ough the sub	osed, will the community be gated? If so, is a public trail system easement division?				
	not	: applic	able					

14.	. Is the subject property located adjacent to an existing residential subdivision? If so, describe how the tentative map complies with each additional adopted policy and code requirement of Article 434 Regional Development Standards within Cooperative Planning Areas and all of Washoe County, in particular, grading within 50 and 200 feet of the adjacent developed properties under 5 acres and parcel matching criteria:								
	parcel ma	ap conforms	s with Spanish Springs Area Plan						
15.			policies of the adopted area plan in which the project is located that require policies and how does the project comply						
	☐ Yes	☑ No	If yes, include a separate set of attachments and maps.						
16.			area plan modifiers in the Development Code in which the project is located If so, which modifiers and how does the project comply?						
	no								
17.			rticle 418, Significant Hydrologic Resources? If yes, please address Specia ithin Section 110.418.30 in a separate attachment.						
	☐ Yes	☑ No	If yes, include a separate set of attachments and maps.						

25.		tation seed mix are you planning to use and how many pounds per acre do you Will you use mulch and, if so, what type?
26.	How are you providin	ng temporary irrigation to the disturbed area?
	Have you reviewed the you incorporated their	ne revegetation plan with the Washoe Storey Conservation District? If yes, have r suggestions?
28.	Surveyor:	
	Name	George Fong, C and M Engineering
	Address	9498 Double R Boulevard, Reno, NV, Suite B, Reno, NV 89521
	Phone	856-3312
	Cell	
	E-mail	gfong@candmengineering.com

856-3318

4043

Fax

Nevada PLS #

Request to Reserve New Street Name(s) The Applicant is responsible for all sign costs.							
	Information						
Name: Spanish Springs Associates	Ltd. Ptsp.						
Address: 550 West Plumb Lane, Suit	e B, #505						
Dhana							
Phone : Private Citizen	Fax:Agency/Organization						
Street Na	me Requests						
(No more than 14 letters or 15 if there is an	'i" in the name. Attach extra sheet if necessary.)						
If final recordation has not occurred within o request for extension to the coordinator	ne (1) year, it is necessary to submit a written orior to the expiration date of the original						
Loc	cation						
Project Name:							
	arks Washoe County						
Parcel Numbers:							
SubdivisionPar	celization Private Street						
Please attach maps, petition	s and supplementary information.						
Approved:	Date:						
Regional Street Naming Coordin	nator						
Except where noted	Data						
Denied: Regional Street Naming Coordin	Date:						
Washoe County Geograp							
Post Office Box 1113	0 - 1001 E. Ninth Street						
Reno, NV 89520-0027 Phone: (775) 328-2325 - Fax: (775) 328-6133							

OWNER'S CERTIFICATE

UTITION 3 CERTIFICATE

INS STOCERTY THAT THE UNDERSIGNED SPANISH SPRINGS ASSOCIATES UNITED PARTNERSHIP, A NEWAR LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LIVIN REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDING OF THIS PLAT, THAT THE SAME IS DESCRITED IN COMPLANCE WITH AND SUBJECT TO THE PROMISSING OF N.R.S. CHAPTER 272, THAT THE LESSAINTS SO SHOWN FOR ACCESS, UTILITY AND DOLARGE WE HINSTY COUNTY, OF THE PROPAGATION OF THE PROPAGATI

SPANISH SPRINGS ASSOCIATES UNITED PARTNERSHIP, A NEWADA LIMITED PARTNERSHIP S': HAWCO DEVELOPMENT COMPANY, A NEWADA CORPORATION GENERAL PARTNER

JESSÉ HAW, PRESIDENT

STATE OF NEVADA

S.S. COUNTY OF WASHOE

THIS MISTRIBURIT WAS ACKNOWN EDGED BEFORE HE ON BY JESSE HAW, AS PRESIDENT OF HANDED OPERLIGHENT COMPANY, A NEVADA CORPORATION GENERAL PARTIERS OF SPANISH SPRINGS ASSOCIATES LIMITED PARTIMERSHIP, A NEVADA LIMITED PARTIMERSHIP.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

SURVETURE S CERTIFICATE.

1, GEORGE FONG, A PROFESSIONAL LIND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT.

1. HIS PLAT REPRESENTE THE RESULTS OF A SURVEY FEBROSHED UNDER LIV MISCH SURVEY.

1. HIS PLAT REPRESENTED LE WITHIN THE NEI/A OF SECTION 27, T.21M., R.20E., M.D.M., AND THE UNION SURPETED UN WITHIN THE NEI/A OF SECTION 27, T.21M., R.20E., M.D.M., AND THE SURVEY WAS COMPLETED ON NAWAY 30, 2015.

3. THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DUE THAT THE COMPLIES THAT LAPPORT SHOWN, APPLICABLE STATUTES AND COLUMN THE PROSTROM SECRETARY DEPORTS ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSTROM SHOCKED AND ACE OF SUPPLICENT HANDERS AND DUMGAUTY.

GEORGE FONG -- PLS 4043

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASONENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

NY ENERGY DATE NEVADA BELL TELEPHONE COMPANY d/b/e AT&T REVADA DATE CHARTER COMMUNICATIONS DATE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

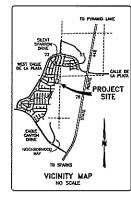
TRUCKEE MEADOWS WATER AUTHORITY

TAXATION CERTIFICATE THE UNDERGONED HEREY COTTIES THAT ALL THE PROPERTY TAKES ON ASSESSORS PARCEL MANNER SEYS DOORS FOR THE FEDOL YORK HAVE BEED PARA AND THAT THE FILL ADMINIST SEYS OF THE CONCESSOR OF THE PROPERTY FROM ASSOCIATIVAL USE HAS BEEN PARD PRINCIPATE TO NES SHALESS.

DATE

WASHOE COUNTY TREASURER

DEPUTY DATE



BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRIO, NADRS/94, PER SURVEY MONUMENTS AS SHOWN

TOTAL AREA = 3.98 ACRES ±

LEGEND

- SET 5/8" REBAR WITH CAP "PLS 4043"
- FOUND 5/8" REPAR WITH CAP "PLS 4043" UNALESS HOTED OTHERWISE
- PUE PUBLIC UTILITY EASEMENT
- (R) RADKIL
- DIMENSION POINT, NOTHING SET DIMENSION POINT, NOTHING SET DECTION CORNER AS DESCRIBED

REFERENCES:

PARCEL MAP 4569, RECORDED JUNE 8, 2006 AS FILE NO. 3398260, OFFICIAL RECORDS OF WASHOE COUNTY, NEWDA

PARCEL MAP _____, RECORDED _____, 2015
AS FILE NO. _____, OFFICIAL RECORDS OF
WASHOE COUNTY, NEWADA.

TITLE COMPANY CERTIFICATE

THE BUDGESCHEEPER CERTIFICATE

FRENCH SASSOCIATES LIMITED PRITINESSIPP, A MEYAD LIMITED PARTICIPATION OF THE CORD

FRENCH SASSOCIATES LIMITED PRITINESSIPP, A MEYAD LIMITED PARTICIPATION, ONLY OF RECORD

OF AN INTEREST IN THE LAWS ELEMENTED HEREON AND THAT IT IS THE OILLY OWNER OF RECORD

OF THE LAWS ELEMENT OF THE CORD OF THE LAWS ENGLE THE THAT IMPORTANT OF THE LAWS ELEMENT OF THE LAWS ELEMENT DEFINITION OF CHILDWIGHT

STATE, COUNTY, HUNGER J., FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES

OF SPECIAL ASSESSMENTS, AND THAT A GUARANTEE DATED

OF THE COUNTY OF WASHOC, STATE OF NEWAD, HAS BEEN SSUED WITH REGARD TO ALL OF

WESTERN TITLE COMPANY, INC.	
EX:	DATE

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

CERTIFICATION OF NO. PRIST. METTS ALL ACTIVATES STATUTES AND NUMBERS OF THE PROPERTY OF THE METTS ALL ACTIVATES STATUTES AND THE CONDITIONS, WHICH ARE INCORPORATED HEREIN BY THIS REPERINCE, MAD THOSE CONDITIONS THE INCORPORATED HEREIN BY THIS REPERINCE, MAD THOSE CONDITIONS RECECTED AT THIS THE BUT WILL RELAW OFFI IN ACCORDANCE WITH NEYDOW REVISED STATUTES THE BUT WILL RELAW OFFI IN ACCORDANCE WITH NEYDOW REVISED STATUTES BY THE DIRECTION OF COMMUNITY DEVELOPMENT OF WISHOOD COUNTY, NEWDOW, IN ACCORDANCE WITH NEYDOW REVISED STATUTES 2784.71 INVOICEMENTS, NEWDOW, IN ACCORDANCE WITH N

BILL WHITNEY, COMMUNITY DEVELOPMENT DIRECTOR

NOTES

- PUBLIC UTILITY AND CASILE TV EASEMENTS ARE HEREBY GRANTED, TO FEET IN WORTH CONCIDENT WITH ALL STREET ROCKETS—OF—WAY, AND 5 FEET IN WORTH CONCIDENT WITH THE SIDE AND REAR LINES OF PARCELS 3, 4 AND 5.
- 2. A PUBLIC UTLITY AND DARKE TY EASEMBIT IS ALSO HEREBY CRANTED WITHOUT PARCELS 3, 4 AND 5 FOR THE CIRCLEMAT PURPOSE OF HIGHLINGS AND MARKETS AND UTLITY AND DARKET IN PACCURES TO THE DATE AND PARCELS AND THE ROBIT IN DATE AND PARCELS WITH SUCH PACCURES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY ACREED UPON BY THE OWNER OF RECORD AT THAT THE, AND THE UTLITY AND USEL IT COMPANIES.
- 3. THE NATURAL DRAMAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCETS
- 4. ANY STRUCTURES WITHIN A FEMA FLOOD ZONE MUST COMPLY WITH THE WASHOE COUNTY DEVELOPMENT
- THS PARCEL MAP IS STUDE WITHIN FLOOD ZONE X AS DETERMINED FROM FLOOD INSURANCE RATE MP NUMBER 2020 ICEDESCO, OATED MARCH 16, 2009; AND LETTER OF MAP REVISION CASE NUMBER 09-09-04399 ISSUED ON MARCH 18, 2009.
- 6. SEWACE DISPOSAL SHALL BE BY COMMUNITY SEWER ONLY.
- A 5 FOOT PRIVATE DRAWAGE EASTMENT IS HEREBY GRANTED CONCIDENT WITH ALL SIDE AND REAR PARCEL LINES OF PARCELS 3, 4 AND 5.
- 8. A 10 FOOT PLONED SHOW STORAGE AND TRAFFIC CONTROL SIGNAGE EASEMENT IS HEREBY CRANTED ALONG ALL STREET RICHTS-OF-WAY,
- 9. WATER FOR FIRE SUPPRESSION, MECTING BOTH DURATION AND FLOW PL ACCORDANCE WITH CHAPTER 60 OF THE WASHOE COUNTY CODE, SHALL BE PROVIDED AT BUILDING PERRIT FOR PARCELS 3, 4 OR 5,
- 10. FEES FOR IMPROVEMENT PLAN CHECKING AND CONSTRUCTION REPECTION SHALL BE IN ACCORDANCE WITH WASHICE COUNTY ORDINANCE AND SHALL BE PAID PRIOR TO THE ISSUANCE OF BURDING PERSITT FOR PARCELS 3, 4 OR 5.
- 11. PROR TO THE ISSUANCE OF A SANTIARY SEWER WILL SERVE LETTER OR A BUILDING PERMIT FOR PARCELS 3, 4 OR 5, SANTIARY SEWER CONNECTION FEES IN ACCORDANCE WITH WASHING COUNTY ORDINANCE SHALL BE PAID.
- 12. THE TRAFFIC MITIGATION PLAN RECURRED BY SECTION 4.4.1 OF THE SPANISH SPRINGS SPECIFIC PLAN SHALL BE REVIEWED AND APPOINTED BY THE DEPARTMENT OF COMMINING DEVELOPMENT AND THE COUNTY DEVELOP PROOF TO THE ESSANICE OF A BUILDING PERMIT FOR PARCELS 3, 4 of THE STANICE OF A BUILDING PERMIT FOR PARCELS 3, 4 of THE STANICE OF A BUILDING PERMIT FOR PARCELS 3, 4 of THE STANICE OF THE
- 13. STORM WATER IMPACT FEES, IN ACCORDANCE WITH WASHOE COUNTY ORDINANCE, SHALL BE PAUL PRIOR TO RELEASE OF A BURDING PERMIT FOR PARCELS 3, 4 OR 5.
- 14. THE PARCEL MAP IS A PORTION THAT TENTATIVE MAP FOR EAGLE CANYON RANCH (TM13-002). DEVELOPMENT OF THESE PARCELS SHALL BE IN CONFIDENANCE WITH THE CONDITIONS OF APPROVAL OF SAID TENTATIVE MAP.

LOT ALLOCATION FOR EAGLE CANTON RANCH: NUMBER OF LOTS PER APPROVED TEXTATIVE MAP: HAMBER OF LOTS CREATED BY PREVIOUS MAPS: HAMBER OF LOTS CREATED BY THE MAP:	465 2 3
MINISTR OF LOTE BOWLENG	

20th PARCEL MAP FOR SPANISH SPRINGS ASSOCIATES IMMI STUDIE WITHIN RELIGIOUS CONTROL AND ADMISSION OF PARCEL AND PARCEL MAP WASHOE COUNTY	ON 27,	COUNTY RECORDER'S CERTIFICATE FILE NO: FILE OR RECORD AT THE RESIDENT OF ON THIS OF OF OF AT MANUFACTOR OF OUR OF OUR OF OFFICE RECORDS OF WORLD COUNTY, NEWSON
C 4 M ENGINEERING AND DESIGN, LTD S48 DOUBLE REVOL SUITED REVO. NV 9570 PHONE (775) 525-3112 PAX (775) 225-3118	JOB NO. 04-009,93 DATE 1/30/15 SHEET 1 OF 2	COUNTY RECORDERS BY: GGYTY FEE:

